

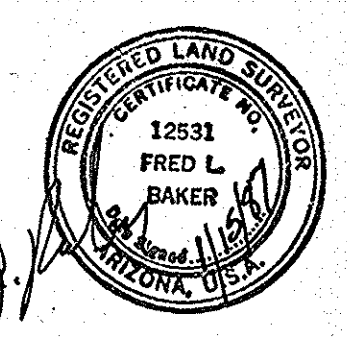
LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 13; THENCE NORTH 1 DEGREES 51 MINUTES 30 SECONDS EAST (R & M) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 740.00 FEET (R) 740.36 (M), TO THE NORTH LINE OF THE SOUTH 740.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 13; THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST (R) NORTH 89 DEGREES 55 MINUTES 02 SECONDS WEST (M) ALONG SAID NORTH LINE, A DISTANCE OF 805.39 FEET TO A POINT ON THE WEST LINE OF THE EAST 805.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 13 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 485.24 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 02 SECONDS WEST, A DISTANCE OF 373.63 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE CONSOLIDATED CANAL, BEING A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3760.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID CONSOLIDATED CANAL, THROUGH A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 41 SECONDS, A DISTANCE OF 39.03 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 58 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID CONSOLIDATED CANAL, A DISTANCE OF 521.50 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH 740.00 FEET OF SAID SOUTHEAST QUARTER OF SECTION 13, A DISTANCE OF 604.66 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 58 SECONDS EAST, A DISTANCE OF 15.09 FEET TO A NON-TANGENT CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 147.58 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 00 MINUTES 52 SECONDS, A DISTANCE OF 67.01 FEET TO THE TRUE POINT OF BEGINNING.

CERTIFICATION

"ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, I CERTIFY TO PROVIDENT NATIONAL ASSURANCE COMPANY AND FIRST SERVICE TITLE AGENCY, INC. THAT AS A RESULT OF A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION DURING JANUARY, 1987 AND THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ATA AND ACSM IN 1962, AND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN ARIZONA I FIND THAT THERE ARE NO OTHER VISUAL EASEMENTS OR RIGHTS-OF-WAY IN EVIDENCE, OVER OR UPON THE SUBJECT PROPERTY, NOR ANY VISUAL ENCROACHMENT OF IMPROVEMENTS ONTO CONTIGUOUS PROPERTY BY THE IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY NOR ANY VISUAL ENCROACHMENT OF IMPROVEMENTS FROM ADJOINING PROPERTY ONTO THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN."



The subject parcel is located within Zone AH as shown on Flood Insurance Rate Map, Mesa, Arizona Community - Panel Number 040048 0020 B, dated May 15, 1980.

ADDRESS
1821 E. COVINA
MESA, ARIZONA 85203

DIN#
56930

COVINA COURT
A.L.T.A. SURVEY
FOR
PICERNE DEVELOPMENT CORP.

DATE	JAN. 11, '87	JOB NO.	2798	SCALE	1" = 30'	SHEET	1 OF 2
BAKER LAND SURVEYING 4120 N. 20TH ST. PHX, AZ (602) 957-8387							

- LEGEND**
- Schedule B Items
 - Sewer Cleanout
 - 4" x 4" Electric Transformer
 - 35" x 55" Electric Transformer
 - Water Valve
 - Fire Hydrant
 - Drywell
 - Telephone Pedestal
 - 28 x 13 Water Meter
 - 58 x 58 Water Meter Vault
 - Sanitary Sewer Manhole
 - 0.5 x 1.5 T.V. Box
 - 12" T.V. Pedestal
 - Vacuum Pressure Valve
 - Siamese Connection
 - 19 Number of Parking Spaces (See Sheet 2)

NOTE
The Survey Platted Hereon Was Performed In Accordance With Title Report #1001050 From First Service Title Agency, Inc. As Agent For Tracor Title Insurance Company Of California, Dated December 24, 1986.

NOTE
On Site Underground Utilities Shown From City of Mesa As Built.

(13) SPECIAL EASEMENT

THERE IS HEREBY CREATED A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER COMMON EASEMENT FOR INGRESS, EGRESS, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE AND OPERATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWERS, GAS, TELEPHONES, ELECTRICITY AND FOR INGRESS, EGRESS OF EMERGENCY VEHICLES AND RESCUE COLLECTION BY VEHICLE OF THIS EASEMENT I SHALL BE EXPRESSLY PERMISSIBLE FOR THE PROVIDING TELEPHONE, GAS, WATER, SEWER, AND GAS ELECTRICAL COMPANY TO ERECT, REPLACE AND MAINTAIN NECESSARY EQUIPMENT ON SAID PROPERTY AND TO BURY UNDERGROUND CONDUITS, WIRES, A BUNDLED CABLE SYSTEM, GAS LINES, WATER AND SEWER LINES, TOGETHER WITH ALL THE NECESSARY APPURTENANCES. THIS EASEMENT SHALL IN NO WAY AFFECT ANY OTHER RECORDED EASEMENT ON SAID PREMISES. SAID EASEMENT SHALL NOT LIMIT CONSTRUCTION OF BUILDINGS OR OTHER IMPROVEMENTS AS MAY BE PROPOSED BY THE DEVELOPER.

Net Area: 253,386 Sq. Ft. or 5.817 Ac.

Revised Location of 8" Waterline	1-19-87
No.	Revision
	Date